

**ZB# 81-12**

**Douglas Gutheil**

**4-1-48**

81-12 - Gutheil, Douglas E.

Public Hearing:

June 8, 1981 - 8 p.m.

Request for use  
variance

Fee paid 4/30/81 -

5/20/81 - ~~PAID~~ CCED notified -

# General Receipt

4613

TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Received of

*Douglas Gutheil*

*June 12* 19 *81*

\$ *25.00*

*Twenty Five and 00/100*

DOLLARS

For

*3 B. A. 81-12*

DISTRIBUTION:

FUND	CODE	AMOUNT
<i>25.00</i>		
<i>ck</i>		

By

*Pauline G. Townsend*

*Town Clerk*

Title

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X  
In the Matter of the Application of

DOUGLAS E. GUTHEIL

DECISION GRANTING  
USE VARIANCE

Application #81-12.  
-----X

WHEREAS, DOUGLAS E. GUTHEIL of 446 Union Avenue, Town of New Windsor, New York, has made application for a use variance to permit conversion of his one-family residence to a two-family residence, same located in an R-4 (residential) zone; and

WHEREAS, a public hearing was held on the 8th day of June, 1981 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant has a large one-family residence and plans to convert to a mother/daughter two-family residence.

3. The evidence as presented contains information that the present septic system serving the residence is substantial in size to handle the additional apartment.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence shows that the plight of the applicant is due to unique circumstances and not to general conditions suffered by other persons within the zone.

2. The evidence shows that the application as presented does not alter the essential character of the neighborhood.

NOW, THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grants a use variance as applied for by applicant with the restriction that the owner (Gutheil) must live on premises in order for the use variance to be effective.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the applicant.

Dated: August 10, 1981.

S/ Daniel P. Konkol  
Vice Chairman

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

81-12  
(Number)

(Date) \_\_\_\_\_

I. Applicant information:

- (a) DOUGLAS E. GUTHEIL  
446 UNION AVE, NEW WINDSOR N.Y. 12550  
565 3945  
(Name, address and phone of Applicant)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

✓ III. Property information:

- (a) R-4 446 UNION AVE 4-1-48 1 ACRE  
(Zone) (Address) (S B L) (Lot size)

(b) What other zones lie within 500 ft.? NONE

(c) Is a pending sale or lease subject to ZBA approval of this application? NO

(d) When was property purchased by present owner? JUNE 26, 1970

(e) Has property been subdivided previously? NO When? \_\_\_\_\_

(f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_

(g) Has an order been issued?

81-12  
(Number)

\_\_\_\_\_  
(Date)

I. Applicant information:

- (a) DOUGLAS E. GUTHEIL  
446 UNION AVE, NEW WINDSOR N.Y. 12550  
565 3945  
(Name, address and phone of Applicant)
- (b) \_\_\_\_\_  
(Name, address and phone of purchaser or lessee)
- (c) \_\_\_\_\_  
(Name, address and phone of attorney)
- (d) \_\_\_\_\_  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance
- ☐ Area variance
- ☐ Sign variance
- ☐ Special permit

✓ III. Property information:

- (a) R-4 446 UNION AVE 4-1-48 1 ACRE  
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? NONE
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? JUNE 26, 1970
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? NO. If so, when \_\_\_\_\_
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

☒ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 489, Table Use Regs., Column A, to allow

TO BE USED AS A TWO(2) FAMILY  
(Describe proposed use)  
DWELLING (DAUGHTER & HUSBAND)

- ✓ (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

COST OF LIVING, PRIMARILY THE CONTINUING RISE IN THE COST OF FUEL MAKES IT IMPOSSIBLE TO MAINTAIN THE PREMISES, THIS IS IN A SENSE MY ONLY RETIREMENT FUND, OTHER THAN S.S., BUT MORE IMPORTANT SHOULD I DIE MY WIFE COULD NOT MAINTAIN THE HOUSE AS IT IS,

INSULATION (BLOWN INTO WALLS, APPLIED FIBRE GLASS FLOOR & ATTIC, VINYL SIDING WITH INSULATING BACKING AND CONSTRUCTION OF SIDE DOOR VESTIBULE WITHIN CONFINES OF EXISTING SIDE PORCH

☐ V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* <u>%</u>	<u>%</u>	<u>%</u>
Floor Area Ratio** _____	_____	_____

\* Residential districts only



TO BE USED AS A TWO(2) FAMILY  
(Describe proposed use)  
DWELLING (DAUGHTER & HUSBAND)

- ✓ (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

COST OF LIVING, PRIMARILY THE CONTINUING RISE IN THE COST OF FUEL MAKES IT IMPOSSIBLE TO MAINTAIN THE PREMISES, THIS IS IN A SENSE MY ONLY RETIREMENT FUND, OTHER THAN S.S., BUT MORE IMPORTANT SHOULD I DIE MY WIFE COULD NOT MAINTAIN THE HOUSE AS IT IS.

INSULATION (BLOWN INTO WALLS, APPLIED FIBRE GLASS FLOOR & ATTIC, VINYL SIDING WITH INSULATING BACKING AND CONSTRUCTION OF SIDE DOOR VESTIBULE WITHIN CONFINES OF EXISTING SIDE PORCH)



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yard _____	_____	_____
Reqd. Side Yards <u>1</u>	<u>1:</u>	<u>1</u>
Reqd. Rear Yard _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Development Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____

\* Residential districts only

\*\* Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

☐ VII. Special Permit:

(a) Special permit requested under New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

(b) Describe in detail the use and structures proposed for the special permit.

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☒ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

ADDITIONAL PARKING WILL BE AVAILABLE  
THERE IS NO PROBLEM FOR CARS TO  
ENTER AND LEAVE THE PROPERTY

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☒ IX. Attachments required:

☒ Copy of letter of referral from Building and Zoning Inspector.

N/A ☐ Copy of contract of sale, lease or Franchise agreement.

☐ Copy of tax map showing adjacent properties

☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

N/A ☐ Copy(ies) of sign(s) with dimensions.

☒ Check in amount of \$ 25.60 payable to Town of New Windsor.

- (b) Describe in detail the use and structures proposed for the special permit.

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VIII: Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

ADDITIONAL PARKING WILL BE AVAILABLE  
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IX. Attachments required:

- ☒ Copy of letter of referral from Building and Zoning Inspector.
- N/A Copy of contract of sale, lease or Franchise agreement.
- ☐ Copy of tax map showing adjacent properties
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- N/A Copy(ies) of sign(s) with dimensions.
- ☒ Check in amount of \$ 25.00 payable to Town of New Windsor.
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ☐ Other

X. AFFIDAVIT

Date April 30, 1981.

STATE OF NEW YORK)  
COUNTY OF ORANGE ) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Douglas E. Huthel  
(Applicant)

Sworn to before me this

30th day of April, 1981.

Patricia Delio

PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1982.

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE )

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Douglas E. Huthel  
(Applicant)

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30th day of April, 1981.

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Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1982.

XI. ZBA Action:

(a) Public Hearing date \_\_\_\_\_

(b) Variance is \_\_\_\_\_

Special Permit is \_\_\_\_\_

(c) Conditions and safeguards: \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY  
RESOLUTION OF ZONING BOARD OF APPEALS.

(914) 565-8550

June 12, 1981

Mr. Douglas Gutheil  
446 Union Avenue  
New Windsor, N. Y. 12550

RE: APPLICATION FOR USE VARIANCE  
#81-12

Dear Mr. Gutheil:

This is to confirm that your above application for a use variance was granted at the June 8, 1981 meeting of the Zoning Board of Appeals.

Formal decision will be drafted at a later date and voted upon at an upcoming meeting of the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Town Planning Board  
Town Building/Zoning Inspector Collett





# COUNTY OF ORANGE

LOUIS HEIMBACH, County Executive

## Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

Peter Garrison, Commissioner

Richard S. DeTurk, Deputy Commissioner

June 1, 1981

Mr. Richard Fenwick, Chairman  
Town of New Windsor ZBA  
555 Union Avenue  
New Windsor, New York 12550

Re: Douglas Gutheil  
Variance  
Our File No. NWT-9-81M

Dear Mr. Fenwick:

We have reviewed the above application in accordance with the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination.

Sincerely,

*Peter Garrison*  
Peter Garrison  
Commissioner of Planning

*Joel Shaw*  
Reviewed by Joel Shaw  
Senior Planner

PG:rtt  
Enc.

RECEIVED  
ATTORNEY GENERAL  
TOWN OF NEW WINDSOR

JUN 3 1981

BY: *Dorinda Delis*

6/8/81

Public Hearing  
Guthrie, Douglas.

Name:

Address:

RICHARD HEATER

43 KEATS DR

Ann Muscarella

6 Herbert Hoover Dr

Joan L. Dralsh

5 Herbert Hoover Dr

Rosemary Guthrie

446 Union Av.

Freddie McDermott

P.O. Box 148, DEWOLFE, NY.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: ZONING BOARD OF APPEALS  
SUBJECT: PUBLIC HEARINGS BEFORE ZBA  
DATE: May 22, 1981

Please be advised that there are three (3) public hearings scheduled to be heard before the ZBA on the evening of June 8, 1981 as follows:

- . LA VALLEE, MARY - request for area variances for swimming pool;
- . MOULTON/DENISAR - request for use variance for nursery school; and
- . GUTHIEL, DOUGLAS - request for use variance to convert one-family use to two-family residence.

I have attached hereto copies of the pertinent applications together with the public hearing notices which were published in The Sentinel.

Pat

/pd

Attachments

cc: Howard Collett, Bldg./Zoning Inspector

565-5945 and 565-6600



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

54.  
May 4, 1981

Mr. Douglas Gutheil  
446 Union Ave.  
New Windsor, N.Y.

Re: 4-1-48

Dear Mr. Gutheil:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00. Please remit same to the Town Clerk, Town of New Windsor..

Very truly yours,

A handwritten signature in cursive script that reads 'Paula Sarvis'.

PAULA SARVIS

ASSESSOR

Town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor  
Paula King  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

X Burgess Sign & Art Inc.  
412 Little Britain Road  
New Windsor, N.Y. 12550

X Warmers Frederick J.  
P.O. Box 148  
Newburgh, N.Y. 12550

X Warmers Frederic J.  
Trustee for Antonia Warmers  
& Virginia Sturup & Albert  
Sturup 3, Daniel Sturup  
& Dolores Von Gerichon  
P.O. Box 148  
Newburgh, N.Y. 12550

X Mc Veigh Bernard P & Margaret  
40 Brookfield Rd.  
Wallkill, N.Y. 12589

X Hirth Paul T & Elsie G.  
24 Cimorelli Drive  
New Windsor, N.Y. 12550

X Lestrangle Richard M & Nancy D  
26 Cimorelli Drive  
New Windsor, N.Y. 12550

X Graham Jack W & Elsie M  
28 Cimorelli Drive  
New Windsor, N.Y. 12550

X Marcantonio Nicholas &  
Charlotte  
30 Cimorelli Drive  
New Windsor, N.Y. 12550

X Denny William & Concetta  
2 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Gaudioso Bartholomew R.  
& Marie  
4 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Muscarella Lenin & Anne  
6 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Kun Julious & Susanne  
8 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Ruscitti Michael A & Johanna C  
7 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Rodriguez Edwin & Maria  
447 Union Ave.  
New Windsor, N.Y. 12550

X Griffin Jean E  
1 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Walsh Edward P & Joan L  
5 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Bennett John F & Hilda M  
3 Herbert Hoover Drive  
New Windsor, N.Y. 12550

X Wilson Paul Jr. & Marion  
2 Park Hill Drive  
New Windsor, N.Y. 12550

X Nix John A & Barbara Jean  
4 Park Hill Drive  
New Windsor, N.Y. 12550

X Tucker Harold & Francis T  
6 Park Hill Drive  
New Windsor, N.Y. 12550

X Petro John & Martha  
8 Park Hill Drive  
New Windsor, N.Y. 12550

X Miuccio Charles  
11 San Giacomo Drive  
New Windsor, N.Y. 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

1763

X Miller Bruce D & Mary Ellen  
9 San Giacomo Drive  
New Windsor, N.Y. 12550

X Pfeuffer William R & Camille A  
7 San Giacomo Drive  
New Windsor, N.Y. 12550

X Mc Cormack Kevin J & Joanne B  
21 San Giacomo Drive  
New Windsor, N.Y. 12550

X Felker David & Pearl M  
19 San Giacomo Drive  
New Windsor, N.Y. 12550

X Eliás Antonio P & Gladys  
& Anthony  
17 San Giacomo Drive  
New Windsor, N.Y. 12550

X Hart Raymond & Mary  
15 San Giacomo Drive  
New Windsor, N.Y. 12550

X Bernstein Ilene  
13 San Giacomo Drive  
New Windsor, N.Y. 12550

X Koch Halvor E & Lynne M  
436 Union Ave.  
New Windsor, N.Y. 12550

X Trotta Gerard R & Emilia  
438 Union Ave.  
New Windsor, N.Y. 12550

X Morales Felipe & Laura  
32 Keats Drive  
New Windsor, N.Y. 12550

X Perez Carlos & Vivian  
34 Keats Drive  
New Windsor, N.Y. 12550

X Berardinelli Louis A & Diane  
36 Keats Drive  
New Windsor, N.Y. 12550

X Cuomo Paul V & Jacqueline L  
38 Keats Drive  
New Windsor, N.Y. 12550

X Rusnak John J & Maureen  
40 Keats Drive  
New Windsor, N.Y. 12550

X Karp Leonard A & Linda B  
42 Keats Drive  
New Windsor, N.Y. 12550

X Bonagur John F & Suzanne E  
44 Poe Court  
New Windsor, N.Y. 12550

X Ackerman Scott  
Tautillo Linda  
46 Poe Court  
New Windsor, N.Y. 12550

X Babicz Joseph W & Marlene  
48 Poe Court  
New Windsor, N.Y. 12550

X Inbró Homes Inc.  
2375 Hudson Terrace  
Fort Lee, N.J. 07024

X Chacon Jorge R & Myriam  
52 Keats Drive  
New Windsor, N.Y. 12550

X Hinspeter Timothy Jr. & Patricia  
Crapanzano Anthony & Anna  
202 Melville Drive  
New Windsor, N.Y. 12550

X Iorio Vincent & Bettina  
31 Keats Drive  
New Windsor, N.Y. 12550

X Tompkins Paul & Carol  
33 Keats Drive  
New Windsor, N.Y. 12550

X Acunzo Thomas & Janice A  
37 Keats Drive  
New Windsor, N.Y. 12550



OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Sole Assessor

Paula King

555 Union Avenue

New Windsor, New York 12550

(914) 565-8808

1763

- X Weiss Harvey & Lois  
41 Keats Drive  
New Windsor, N.Y. 12550
- X Heater Richard M & Mary F  
43 Keats Drive  
New Windsor, N.Y. 12550
- X Reimer Mark A & Sheila E  
45 Keats Drive  
New Windsor, N.Y. 12550
- X Tucker Gregory R & Susan  
51 Keats Drive  
New Windsor, N.Y. 12550
- X Zielinski Stanley & Halina  
53 Keats Drive  
New Windsor, N.Y. 12550
- X Sacco Dennis & Madelyn  
55 Keats Drive  
New Windsor, N.Y. 12550
- X Fantino Anthony & Mary Lee  
59 Keats Drive  
New Windsor, N.Y. 12550
- / Graham Robert W & Betty Ann  
60 Keats Drive  
New Windsor, N.Y. 12550

NEW WINDSOR ZONING BOARD OF APPEALS

June 8, 1981

AGENDA: Roll Call

Motion to accept the minutes of the 5/11/81 meeting as written.

PRELIMINARY MEETING:

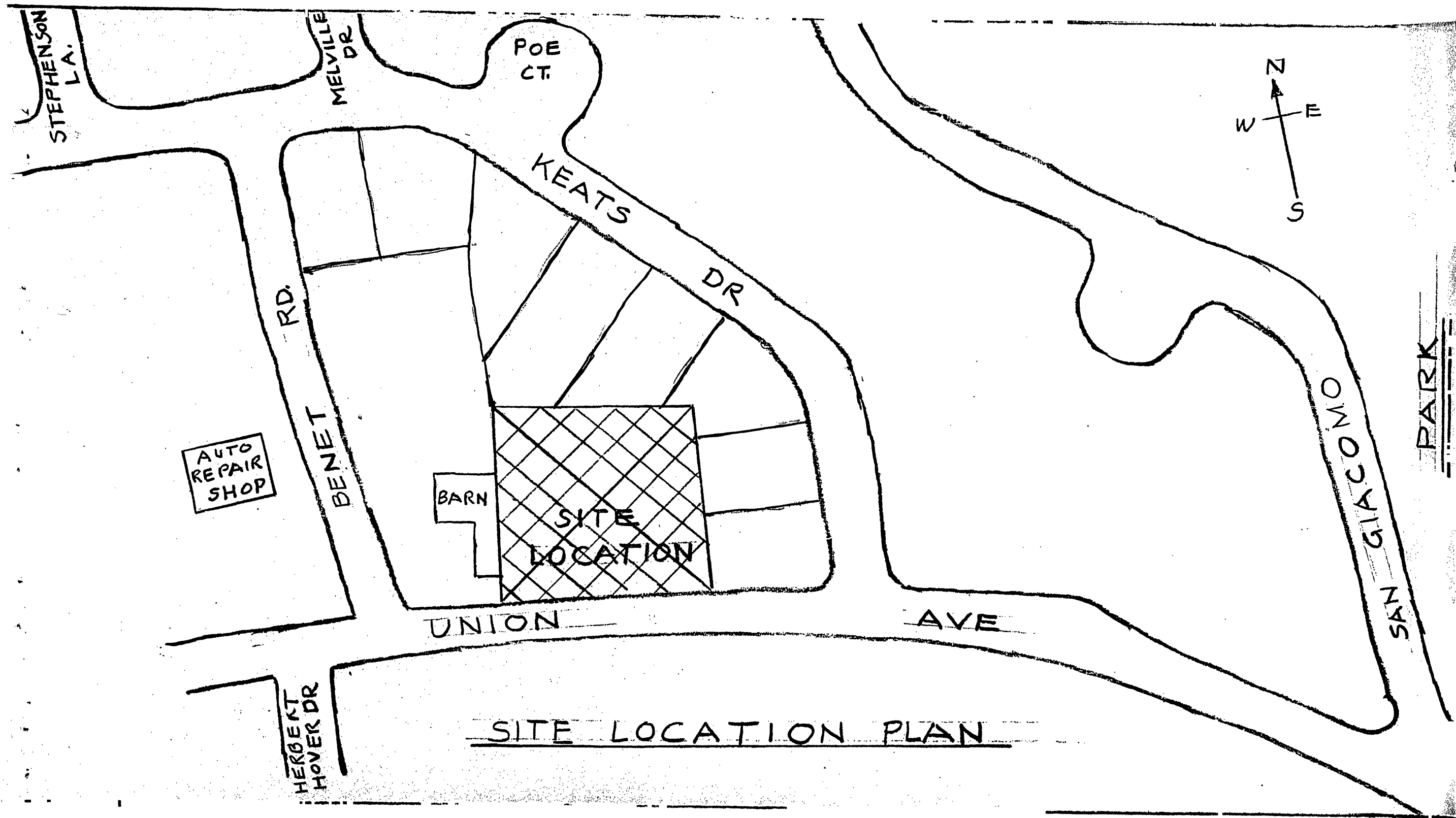
1. SHIELDS, WILLIAM and BARBARA - Request for area variances for subdivision of lot located on Square Hill Road and Silver Stream Road in a PI zone:  
Minimum Lot area 40,000 sq. ft.  
(Proposed Lot 16,500 sq. ft.)  
Minimum lot width 150 ft.  
(Proposed lot width 110 ft.)  
Needed: 23,500 sq. ft. lot area  
40 ft. lot width.  
Thomas J. Byrne, Esq., attorney representing Shields.

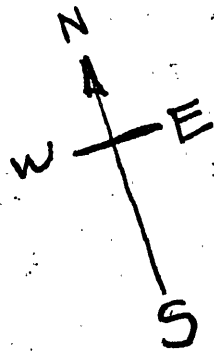
PUBLIC HEARING:

- 8 p.m. - LA VALLEE, MARY - Request for swimming pool with in-(collect fee) sufficient sideyard. Location: 16 Goodman Avenue. Don Wright appearing.
- 8 p.m. - DENISAR/MOULTON - Joanne Denisar's request for use variance to open a nursery school and residence in Moulton Professional Bldg. located on Route 94 in an NC zone. Not permitted.
- 8 p.m. - GUTHIEL, DOUGLAS - request for use variance to convert one-family residence to two-family residence. Location: Union Avenue in R-4 zone.

Pat (565-8550 - office)  
(562-7107 - home)

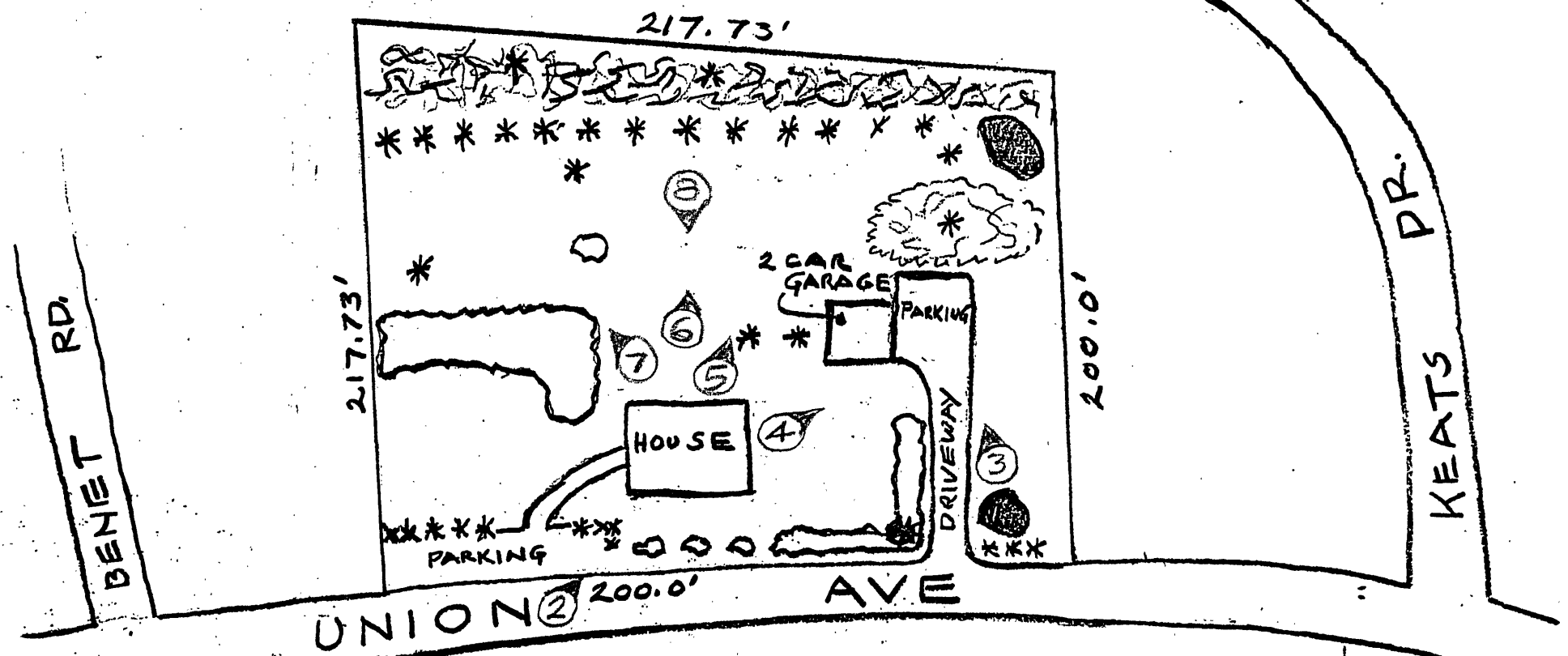






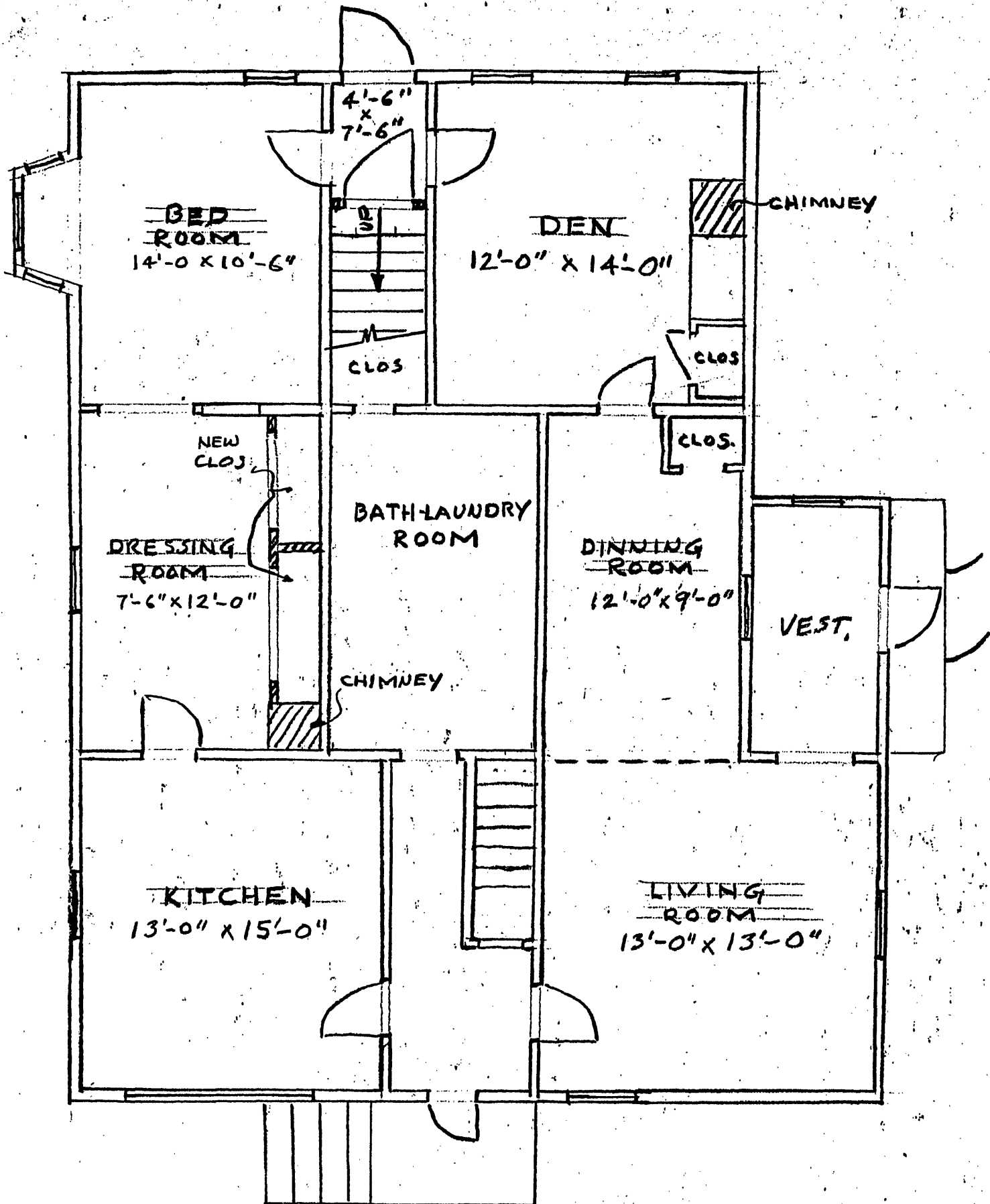
# LEGEND

- \* ~ TREES
- ~ LARGE ROCK
- ~~~~~ ~ WILD GROTH
- ☁ ~ BUSHES
- ① ~ PHOTOS



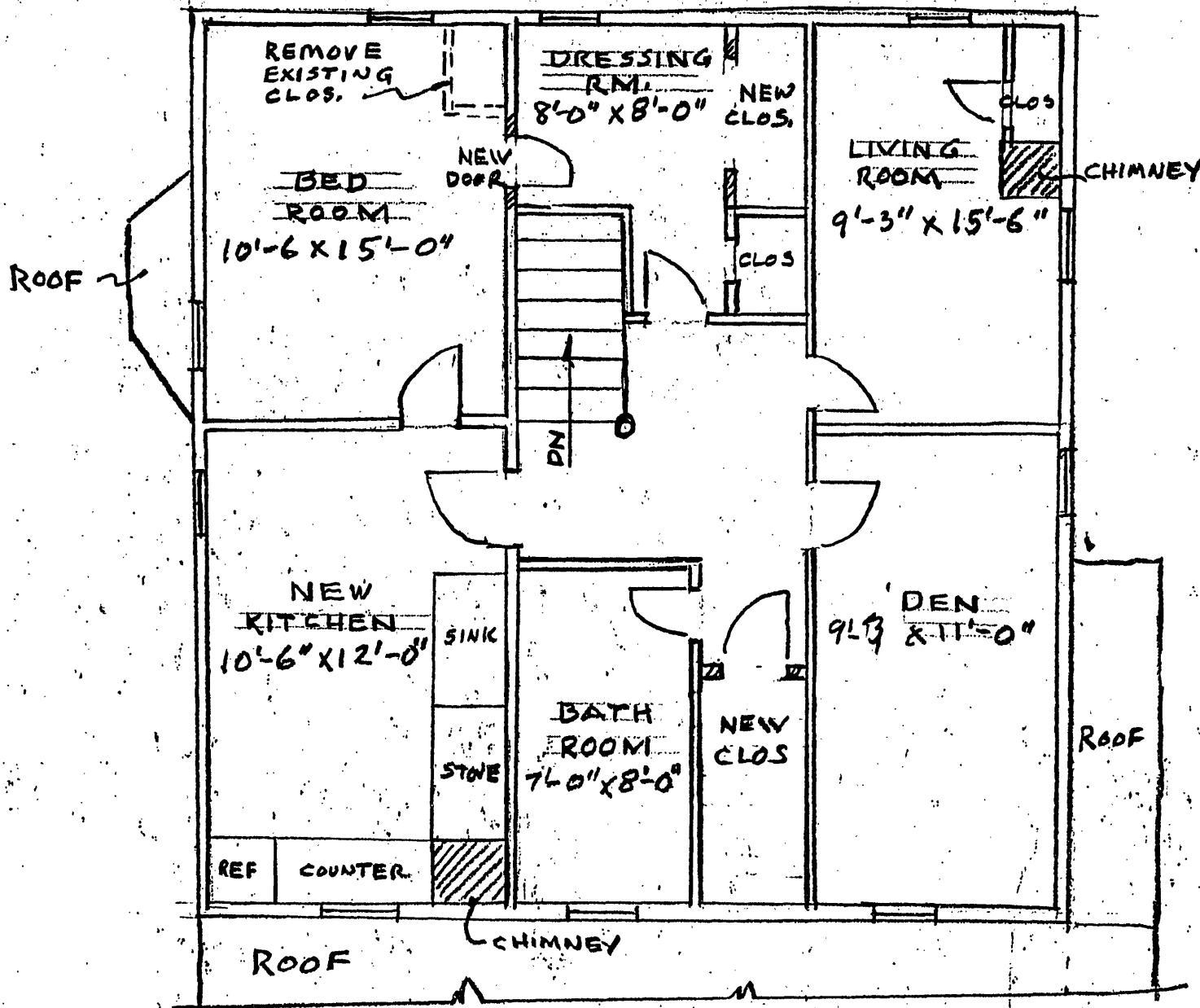
## PLOT PLAN

NO SCALE



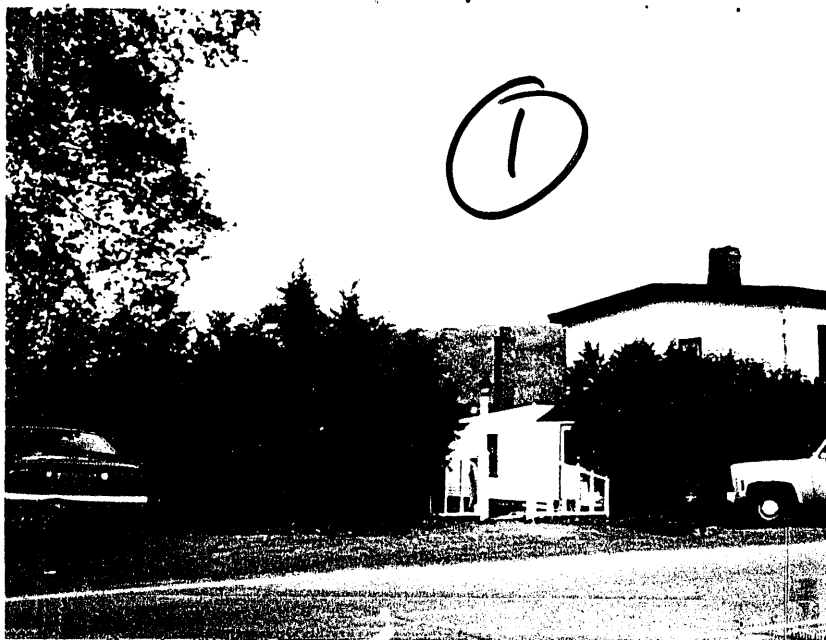
FIRST FLOOR PLAN

NO SCALE

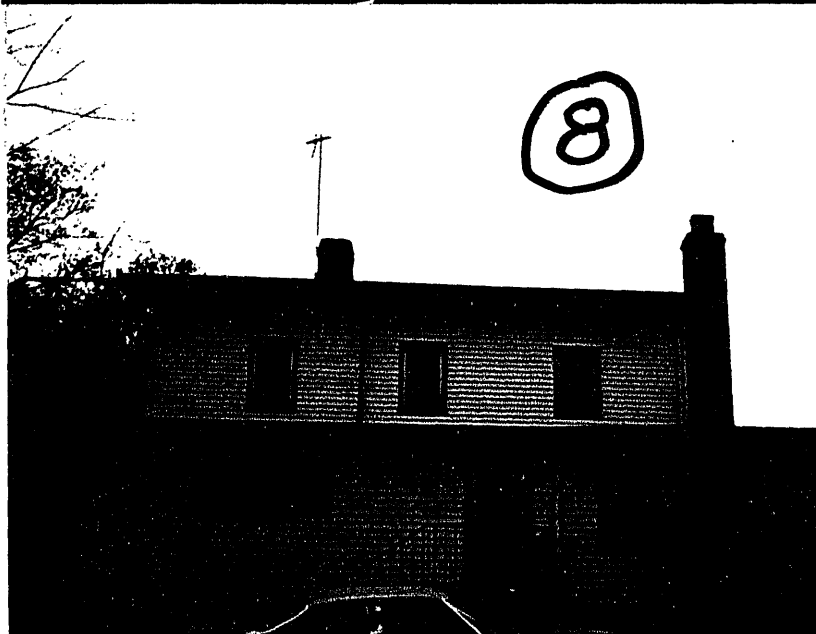


## SECOND FLOOR PLAN

NO SCALE







PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals  
of the TOWN OF NEW WINDSOR, New York will hold a  
Public Hearing pursuant to Section 48-33A of the  
Zoning Ordinance on the following proposition:

Appeal No. 12

Request of DOUGLAS E. GUTHEIL

for a VARIANCE ~~SPECIAL PERMIT~~ of  
the regulations of the Zoning Ordinance to  
permit conversion of one-family dwelling  
to two-family dwelling in residential zone  
being a VARIANCE ~~SPECIAL PERMIT~~ of  
Section 48-9 - Table of Use Regs. - Col. A  
for property situated as follows:  
446 Union Avenue, Town of New Windsor,  
New York.

SAID HEARING will take place on the 9th day of  
June, 1981, at the New Windsor Town Hall,  
555 Union Avenue, New Windsor, N. Y. beginning at  
8 o'clock P. M.

RICHARD FENWICK  
Chairman



April 29, 1981

Orange County Planning Dept.  
124 Main St.  
Goshen, N.Y. 10924

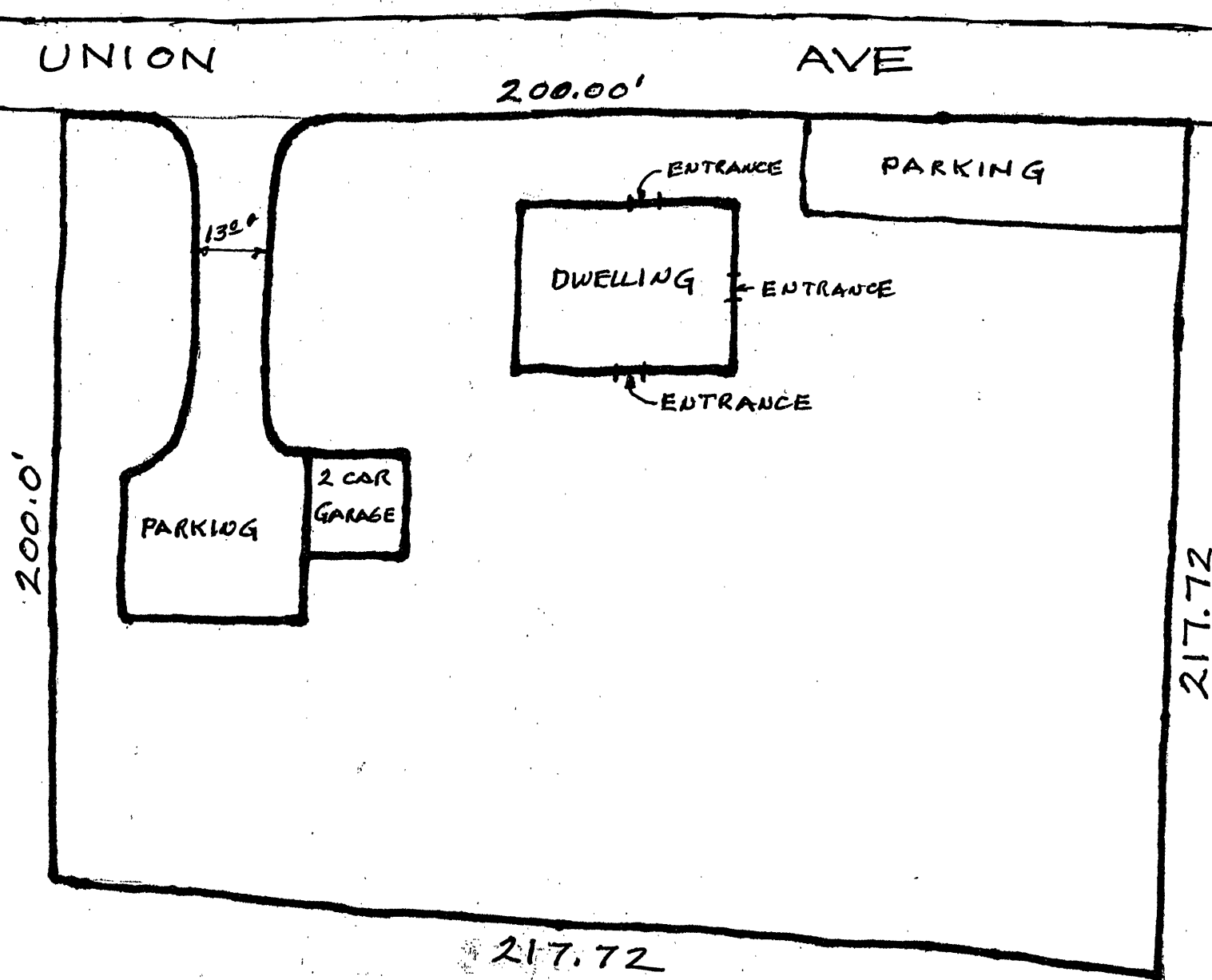
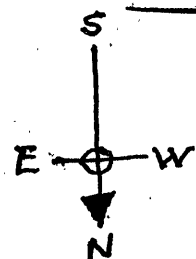
Gentlemen:

I respectfully submit the enclosed plans as per section 239-I & M of  
the General Municipal Law.

I am in the process of applying for a use variance (1 to 2 families) at  
446 Union Av., New Windsor, New York, 12550.

Very truly yours,

Douglas E. Guthell  
446 Union Av.  
New Windsor, N.Y. 12550



DOUGLAS & ROSEMARY GUTHEIL  
446 UNION AVE

TOWN OF NEW WINDSOR  
ORANGE COUNTY, N. Y.  
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF ~~PERMIT~~ APPLICATION

File No. ....

Date APRIL 15, 1981

To DOUGLAS E. GUTHEIL  
446 UNION AV  
NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE that your application dated APRIL 13, 1981  
for permit to USE YOUR DWELLING AS A TWO FAMILY DWELLING  
at the premises located at 446 UNION AVE

is returned herewith and disapproved on the following grounds:

PROPERTY LOCATED IN A ONE FAMILY ZONE (R4)

Howard R. Ceccitto  
Building Inspector

April 13, 1981

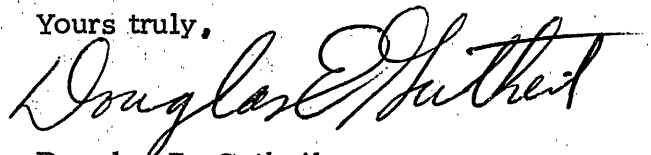
Mr. Howard R. Collett  
Building and Zoning Inspector  
New Windsor Town Hall  
555 Union Avenue  
New Windsor, N.Y. 12550

Dear Mr. Collett:

I would like to request that I be issued a variance in order that my house, located at 446 Union Avenue, New Windsor be used as a two family dwelling.

If any additional information be required, I would be most happy to comply. I look forward to hearing from you.

Yours truly,

A handwritten signature in cursive script, reading "Douglas E. Gutheil". The signature is written in dark ink and is positioned above the printed name and address.

Douglas E. Gutheil  
446 Union Avenue  
New Windsor, N.Y. 12550